

UNOFFICIAL COPY

TRUST DEED

COOK COUNTY, ILLINOIS,
FILED FOR RECORD

22 256 835

William H. Olson
RECORDER OF DEEDS

506879

MAR 20 1973 3 02 PM

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Form 1228 3-69 L

THE ABOVE SPACE FOR RECORDERS USE ONLY

THIS INDENTURE, Made March 11, 1973 between Lake View Trust and Savings Bank, an Illinois Corporation, not personally but as Trustee under the provisions of a Deed or Deeds in trust duly recorded and delivered to said Bank in pursuance of a Trust Agreement dated March 10, 1973 and known as trust number 3264, herein referred to as "First Party," and

CHICAGO TITLE INSURANCE COMPANY,
an Illinois corporation herein referred to as TRUSTEE, witnesseth:

THAT, WHEREAS First Party has concurrently herewith executed and delivered an instalment note bearing even date herewith in the Principal Sum of FORTY TWO THOUSAND FIVE HUNDRED AND NO/100 * * * * (\$42,500.00) Dollars,

made payable to BEARER

in and to which said Note the First Party promises to pay out of that portion of the trust estate subject to said Trust Agreement and herein after specifically described, the said principal sum and interest on the balance of principal remaining from time to time at the rate of 7 1/2 per cent per annum in instalments as follows:

THREE HUNDRED FORTY TWO AND 38/100 * * * * * \$342.38 Dollars

on the 25th day of April 1973 and * * * * *

THREE HUNDRED FORTY TWO AND 38/100 * * * * * \$342.38 Dollars

on the 25th day of each and every month * * * * *

thereafter until said note is fully paid except that the final payment of principal and interest, if not sooner paid, shall be due on the 25th day of March, 1973. All such payments on account of the indebtedness evidenced by said note to be first applied to interest on the unpaid principal balance and the remainder to principal; provided that the principal of each instalment paid when due shall bear interest at the rate of 7 1/2 per cent per annum, and all of said principal and interest being made payable at such office as the holders of the note may, from time to time, in writing appoint, and in absence of such appointment, then, at the office of Lake View Trust and Savings Bank, 3201 N. Ashland Avenue, in Chicago, Illinois.

NOW, THEREFORE, First Party to secure the payment of the said principal sum of money and said interest in accordance with the terms, provisions and limitations of this trust deed, and also in consideration of the sum of One Dollar in hand paid, the receipt whereof is hereby acknowledged, does by these presents grant, remise, release, alien and convey unto the Trustee, its successors and assigns, the following described Real Estate situate, lying and being in the COUNTY OF COOK AND STATE OF ILLINOIS, to wit:

Lot 34 in Block 2 in James Morgan's Subdivision of the East Half of Block 10 in Sheffield's Addition to Chicago in the North East Quarter of Section 32, Township 40 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois.

The Grantors shall deposit with the holder of this Note secured hereby on each monthly payment date, an amount equal to one-twelfth of the annual taxes and assessments levied against said premises as determined by the amount of the last available bill. As taxes and assessments become due and payable, the holder of the Note is authorized to use such deposits for the purpose of paying taxes and assessments and in the event any deficit exists in the amount of such deposits, the Grantors agree to pay any difference forthwith.

which, with the property hereinafter described, is referred to herein as the "premises."

TOGETHER with all improvements, tenements, easements, fixtures, and appurtenances thereto belonging, and all rents, issues and profits thereof for so long and during all such times as First Party, its successors or assigns may be entitled thereto (which are pledged primarily to a party with said real estate and not secondarily), and all apparatus, equipment or articles now or hereafter therein or thereon used to regulate heat, gas, air conditioning, water, light, power, refrigeration (whether single units or centrally controlled), and ventilation, including (without restricting the foregoing), screens, window shades, storm doors and windows, floor coverings, leader heads, awnings, doors and water heaters. All of the foregoing are declared to be a part of said real estate whether physically attached thereto or not, and it is agreed that all similar apparatus, equipment or articles hereafter placed in the premises by First Party or its successors or assigns shall be considered as constituting part of the real estate.

TO HAVE AND TO HOLD the premises unto the said Trustee, its successors and assigns, forever, for the purposes, and upon the trusts herein set forth.

IT IS FURTHER UNDERSTOOD AND AGREED THAT:

1. Until the indebtedness aforesaid shall be fully paid, and in case of the failure of First Party, its successors or assigns to: (1) promptly repair, restore or rebuild any buildings or improvements now or hereafter on the premises which may become damaged or be destroyed; (2) keep said premises in good condition and repair, without waste, and free from mechanics' or other liens or claims for lien not expressly subordinated to the first mortgage; (3) pay when due any indebtedness which may be secured by a lien or charge on the premises superior to the lien hereof, and upon receipt of satisfactory evidence of the discharge of such prior lien to Trustee or to holders of the note; (4) complete within a reasonable time any building or buildings now or at any time in process of erection upon said premises; (5) comply with all requirements of law or municipal ordinances with respect to the premises and the use thereof; (6) refrain from making material alterations in said premises except as required by law or municipal ordinance; (7) pay before any penalty attaches all general taxes, and pay special taxes, special assessments, water charges, sewer service charges, and other charges against the premises when due, and upon written request, to furnish to Trustee or to holders of the note duplicate receipts therefor; (8) pay in full the insurance now or hereafter situated on said premises insured against loss or damage by fire, lightning or windstorms under policies providing for payment by the insurance companies of moneys subject either to pay the cost of replacing or repairing the same or to pay in full the indebtedness secured hereby, all in companies satisfactory to the holders of the note, under insurance policies payable, in case of loss or damage, to Trustee for the benefit of the

NAME Lake View

STREET

CITY

FOR RECORDERS INDEX PURPOSES
INSERT STREET ADDRESS OF ABOVE
DESCRIBED PROPERTY HERE

210 N. Sheffield, Chicago

OR
INSTRUCTIONS RECORDED BY OFFICE BOX NUMBER 146

73-1 61 98 123 H

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